

W444U

DATE: April 23, 2001

GENERAL INFORMATION:

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan specifies this area as Urban Residential and inside the corporate limits.

SPECIFIC INFORMATION:

TRAFFIC ANALYSIS: The pedestrian-way easement and sidewalk would shorten the walking distance between SW 14th Street and SW 13th Street Circle.

ANALYSIS:

1. Section 26.23.125 of the Subdivision Ordinance states that a pedestrian-way is required when a block exceeds 1,000 feet in length. Hartland Estates Preliminary Plat #94015 provided a pedestrian-way easement to fulfill this requirement between S.W. 14th Street and S.W. 13th Street Circle. The pedestrian-way easement was platted in the Hartland Estates Final Plat #95007. However, during the review and approval of Heartland Estates 1st Addition Final Plat #97003 the remaining section of the public-way easement was not required.

The houses are built and occupied, they are closer than ten feet to the proposed pedestrian-way easement, and the easement is not platted in the adjacent subdivision. The Public Works and Utilities and Planning Departments recommend the approval of the waiver of this requirement. If the waiver is approved the bond should be released.

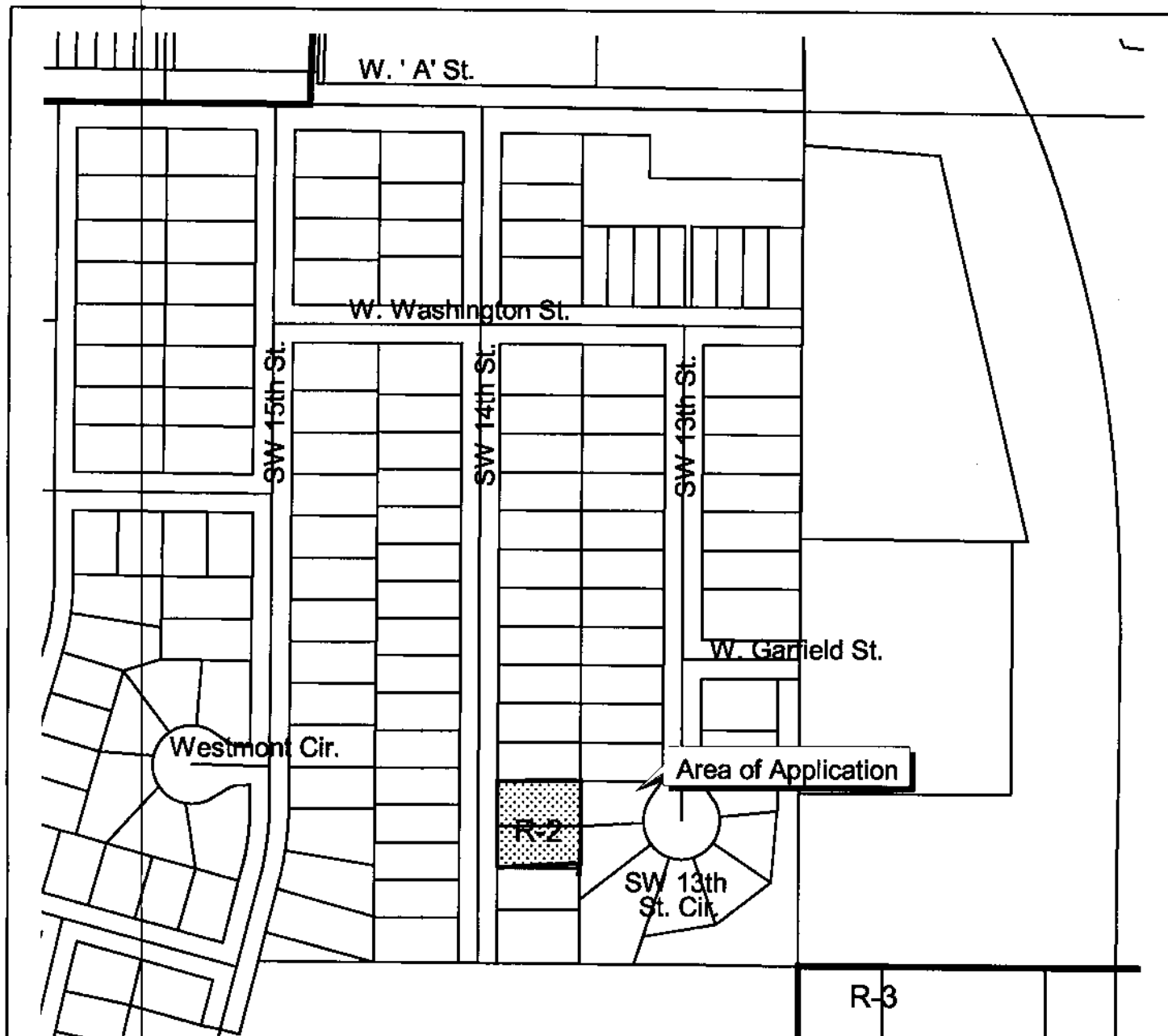
STAFF RECOMMENDATIONS:

Approval

Waive the pedestrian-way easement along the side lot lines between lots 17 & 18, Block 3 Hartland Estates.

Prepared by:

Becky Horner
Planner



Waiver of Design Standards #01002 SW 13th & W. Washington

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

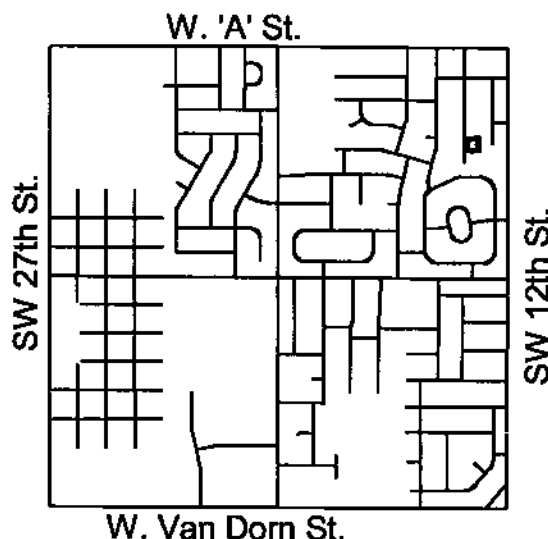
One Square Mile
Sec. 33 T10N R6E



Zoning Jurisdiction Lines



City Limit Jurisdiction



Sheet 1 of 4
Date: 4.19.01

Lincoln City - Lancaster County Planning Dept.



Waiver of Design Standards #01002
SW 13th & W. Washington



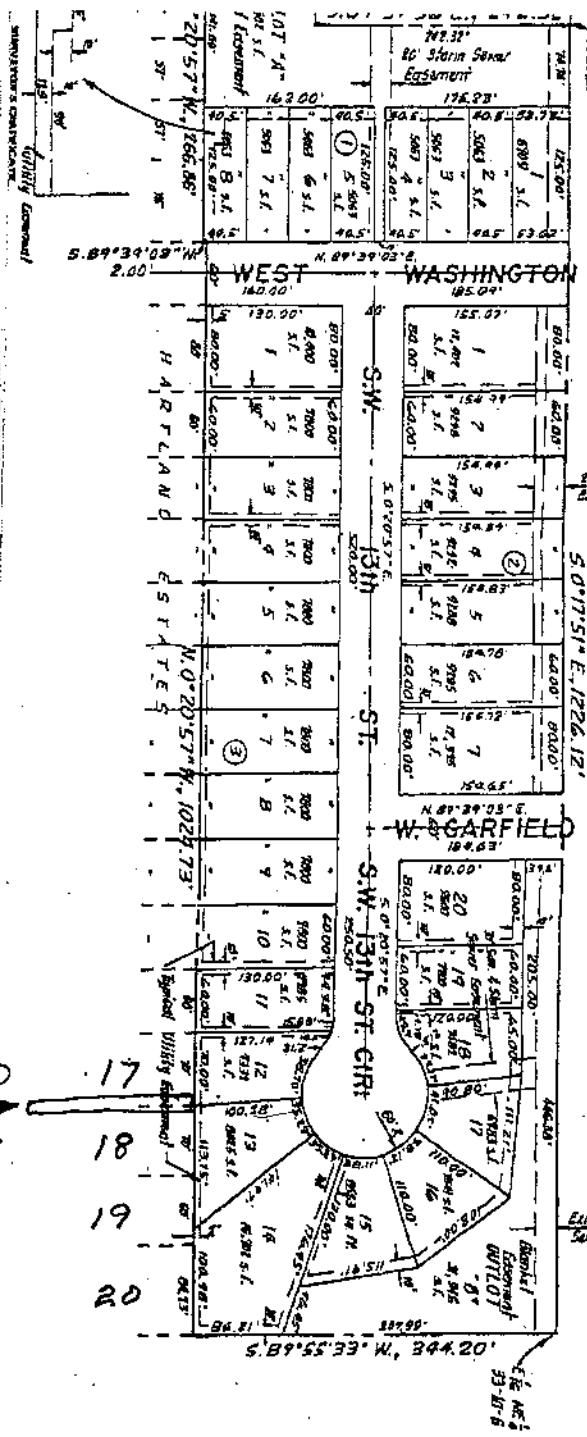
Sheet 2 of 4

Date: 4.19.01

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

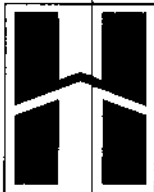
RTLAND ESTATES 1st ADDITION FINAL PLAT



Hartland Estates 1st Addition
Approved Final Plat

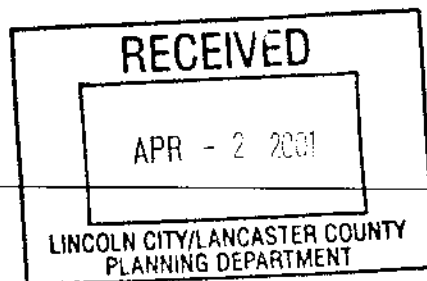
Sheet: 4 of 4
Date: 4.19.01





Hartland Homes

P.O. Box 22787 · Lincoln, NE 68542-2787
FAX 402-477-6748 · 402-477-6668



March 30, 2001

Kathleen A. Sellman, AICP
Director of Planning
City of Lincoln
555 South 10th Street, Suite 213
Lincoln, NE 68508

RE: Hartland Estates Addition

Dear Kathleen:

At the recommendation of the Public Works and Utilities Department, I hereby request a waiver of the requirement for a pedestrian way easement and sidewalk in the above referenced addition.

Sincerely,

Duane L. Hartman
President
Hartland Homes, Inc.

Harry B Kroos

04/09/01 12:56 PM

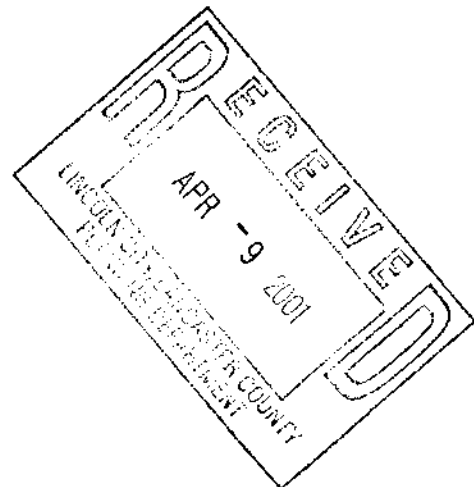
To: Rebecca D Horner/Notes@Notes

cc: Charles W Baker/Notes@Notes

Subject: Hartland Estates pedestrian walk

The Sidewalk Section recommends approval of the waiver of this requirement and the deletion of the pedestrian easement. There was no provision for the extension of the pedestrian sidewalk in Hartland Estates 1st Addition.

Harry Kroos



MAR 15 2001

Lincoln



Nebraska's Capital City

March 14, 2001

Hartland Homes, Inc.
Attn: Duane Hartman
P.O. Box 22787
Lincoln, NE 68542

Dear Mr. Hartman:

The Public Works & Utilities Department has reviewed the final plat of Hartland Estates. This final plat was approved by Resolution No. PC-00236 in August 1995. The final plat agreement stipulated that a pedestrian sidewalk was to be built between Lots 12 & 13, Block 3. The final plat showed the pedestrian easement between Lots 17 & 18, Block 3. In addition, the adjacent final plat of Hartland Estates 1st Addition did not provide an easement for extension of the sidewalk to SW 13th Street.

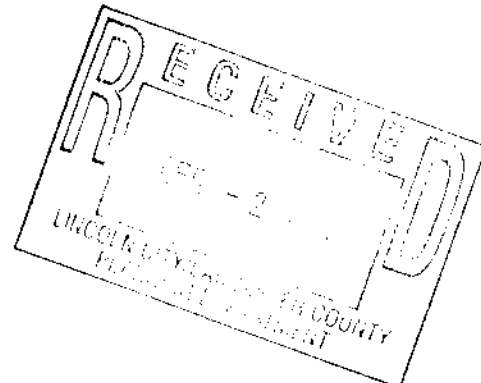
Records indicate that the \$900.00 escrow required for the pedestrian sidewalk has not been released. The final plat requirement for this walk must be amended before we can authorize the release. The Public Works & Utilities Department recommends that Hartland Homes requests a waiver for this pedestrian sidewalk through the Planning Department.

Your attention to this issue is appreciated. If you have any questions, please contact my office at 441-7541.

Sincerely,

Harry Kroos
Engineering Services

cc: Kathleen Sellman
Dennis Bartels
Nina Vejnovich
Nicole Fleck-Tooze



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